

**MINUTES  
COLUMBUS PLAN COMMISSION MEETING  
OCTOBER 1, 2008 AT 4:00 P.M.  
CITY COUNCIL CHAMBERS, CITY HALL  
123 WASHINGTON STREET  
COLUMBUS, INDIANA**

**Members Present:** Dave Fisher (President), Bryan Haza, Steve Ruble, Dennis Crider, Dick Gaynor, John Hatter, Tom Wetherald, Rachel Quisenberry and Roger Lang.

**Members Absent:** Dave Bonnell, Ann DeVore and Tom Finke (County Plan Commission Liaison).

**Staff Present:** Jeff Bergman, Heather Pope, Sondra Bohn, Emilie Pannell, Rae-Leigh Stark, Laura Thayer, Thom Weintraut, and Alan Whitted (Deputy City Attorney).

**CONSENT AGENDA**

Minutes of the September 3, 2008 meeting.

Motion: Mr. Wetherald made a motion to approve the September 3, 2008 minutes. Mr. Gaynor seconded the motion and it carried unanimously by voice vote.

**OLD BUSINESS REQUIRING COMMISSION ACTION**

None

**NEW BUSINESS REQUIRING COMMISSION ACTION**

**RZ-08-13: Freeman Development Rezoning** – a request by Freeman Development Corporation to rezone a property of 11.8 acres from RT (Two-Family Residential) to RM (Multi Family Residential). The property is located on the southwest corner of Talley Road and Valley Forge Avenue (west side of Talley Road approximately 1350 feet north of 25<sup>th</sup> Street) in the City of Columbus.

Mr. Fisher announced that this request was continued automatically to the November 2008 due to improper notification.

**PUDF-08-03: Wendy's** – a request by Wendy to construct a 3,095 square foot restaurant, with associated parking, landscaping, lighting, and other infrastructure. The property is located on a lot of 1.30 acres in the Columbus Crossing Planned Unit Development, on the southwest corner of Morgan Willow Trace and Jonathon Moore Pike in the City of Columbus.

Mr. Fisher indicated that the petitioner has asked for a continuance to the November 2008 meeting. They would like additional time to address the Front Door Committee comments. The Plan Commission granted the continuance to the November 2008 meeting.

**PUDF-08-04: Columbus Municipal Airport** – a request by the Columbus Board of Aviation Commissioners to rezone a property of approximately 473 acres from P (Public/Semi-public Facilities), I-1 (Light Industrial), I-2 (General Industrial) and I-3 (Heavy Industrial) to PUD (Planned Unit Development); and for approval of a Final PUD. The property generally consists of the non-aviation land of the Columbus Municipal Airport and is roughly located between Arnold Street on the north, Poshard Drive on the east, Chapa Drive on the south, and River Road on the west in the City of Columbus.

Mr. Fisher stated the petitioner had requested a continuance to the November 2008 meeting.

Motion: Ms. Quisenberry made a motion to approve the continuance and Mr. Haza seconded the motion. It carried with a vote of 9-0.

**ANX-08-04: Faith, Hope, and Love Church** – a request by Faith, Hope, and Love Church to annex to the City of Columbus a property of 1.75 acres. The property is zoned AP (Agriculture Preferred) and is located on the southeast corner of County Roads 200 South and 150 West in Columbus Township.

Ms. Thayer presented the staff information on this request.

There was no one present to represent the petitioner.

Mr. Bergman stated that staff has been working with this petitioner on a church expansion project for a number of weeks and there are a number of items that need to be addressed. He stated all the items on the list are things that will be addressed through the Conditional Use approval of the Board of Zoning Appeals and through the site plan review process with the Planning Department. Mr. Bergman stated that staff would recommend that a favorable recommendation be sent to the City Council.

Mr. Ruble stated that if Plan Commission forwards this to the City Council does it mean the applicant can opt out if they change their mind. Mr. Bergman stated there would be two more hearing before City Council at which they could withdraw the request.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Motion: Mr. Crider made a motion to send a favorable recommendation to the City Council. Mr. Haza seconded the motion and it carried with a vote of 9-0.

**PP-08-04: Terrace Park Major Subdivision** – a request by Coronado Development Corporation to create 15 lots totaling 10.53 acres. The property is located on the southwest corner of Terrace Lake Road and Mt. Pleasant Court (1450 Terrace Lake Road) in the City of Columbus.

Ms. Stark presented the staff information on this request.

Mr. Ted Darnall with Crowder & Darnall, Martin Short, Developer of Coronado Development and Marty Mann with Landwater Group represented the petitioner.

Mr. Darnall stated that they were looking at this project as an infill project. Mr. Darnall stated the use was appropriate for this site and the design of the subdivision is appropriate for the area.

Mr. Darnall stated that it was his opinion that there were no technical issues that could not be addressed with the final plat and site plan review.

Mr. Darnall stated they would ask for approval of this request. He stated they are asking for relief from construction of sidewalks, and road improvements along Mt. Pleasant Court. Mr. Darnall stated that it was his opinion there will be no further development along this court, and the addition of three houses does not warrant improving the road from its current condition, or the addition of a sidewalk. He stated they are also asking for reduction in the required pavement width of 40 feet for Carr Hill Road.

Mr. Darnall stated that the requested pedestrian path to be constructed to connect the new homes on Mt. Pleasant Court with Carr Hill Road and Terrace Lake Road would be installed.

Much discussion was held regarding road improvements on Carr Hill Road and Mount Pleasant Court.

Mr. Fisher asked what kind of surface would be used on the pedestrian connector between Mt. Pleasant Court and the sidewalk on Carr Hill Road. Mr. Darnall stated it would be concrete.

Mr. Bergman asked what would be the size of the pedestrian connector. Mr. Bergman stated that the staff had visualized something larger than a sidewalk such as an asphalt trail or some side path that extended from Carr Hill Road to Terrace Lake Road, parallel to Mt. Pleasant Court.

Mr. Fisher asked if the developer has any plans to improve Mt. Pleasant Court by putting some sort of surface down to improve the road. Mr. Short stated this was an infill project with only fifteen lots. He stated they have done everything they can, and there has been no consideration given to the sidewalk on Mt. Pleasant and resurfacing the road due to costs.

Mr. Short stated they wanted to work with the Fire Department on Mt. Pleasant Court regarding the turn around for the Fire Department. Mr. Short stated that are proposing some sort of gravel base turn around and to use grass pavers for the turn around to be built on the west side of Lot 13. Mr. Darnall stated they have had discussions with the Fire Department and they are agreeable to the three-point turn.

Mr. Haza asked what the price range of the homes would be. Mr. Short stated they would start at \$350,000, plus the cost for the lot.

Mr. Fisher asked about water and drainage along Terrace Lake Road. Mr. Mann stated it was a complex drainage situation at this site. He stated the culverts on Carr Hill Road and Terrace Lake appear to be relatively new. Mr. Mann stated there were several off site drainage areas that come from the south. Some of the water will by pass the site, some of it will drain into the on site storm sewer system and some will be routed through the detention ponds on site. Mr. Mann stated the detention ponds would be constructed outside of the floodway of Possum Creek. He

stated there was no DNR permit required. Mr. Mann stated that the drainage system has have been designed to comply with the standards of the new Stormwater Ordinance.

Mr. Fisher opened the meeting to the public.

Mr. Matt Albrand, property owner to the west, expressed concern about the sharp curves on Carr Hill Road. He stated the traffic was very heavy on this road and stated that his house is located directly across the street from the entrance to this subdivision. Mr. Albrand stated this entrance was not far enough away from the curve and there would be a safety issue coming around the curve for the people who might be turning into the subdivision. He also was concerned about flooding on all of his property.

Mr. Mann stated there would be a drainage system along Carr Hill Road frontage because there is a lack of ditching along that road. He stated they would create an interception ditch for the water as it comes across Carr Hill so it does not go into the Subdivision and would drain properly.

Mr. Joe Albrand asked if there could be a road connection off Terrace Lake Road. Mr. Fisher stated there was none proposed. He also expressed concern about flooding in the proposed subdivision.

Mr. Carl Good expressed a concern about fire hydrants and if they would be installed on the new Court and Mount Pleasant Court. Mr. Darnall stated yes. Mr. Good asked why there is no connectivity shown to the south. He stated it was his opinion that this should be connected for future development to the south. He also expressed concern about a secondary access provided to Mount Pleasant. Mr. Bergman stated that on the property immediately to the south there is a subdivision already approved. He stated because of the layout of the subdivision it does not allow for connectivity.

Mr. Fisher closed the meeting to the public.

Mr. Lang stated he did not agree with the resolution of the issues on Mount Pleasant Court. He stated it was a private driveway for three homes and the road will soon need to be repaved. Mr. Lang stated that more thought should have been given to vacating this road. He stated this issue has not been adequately addressed. He stated it was his opinion that this will have to be addressed in the near future because of the poor condition of the road. Mr. Lang stated it should be the responsibility of the developer to maintain this road as a private drive and not the City's responsibility. Mr. Lang stated he could not support this request as it is.

Mr. Haza stated it was his opinion that someone would not pay \$350,000 for a house that has unimproved pavement in front and no sidewalks.

Mr. Fisher stated that Mount Pleasant Court needed to be constructed to City street standards even though there are only three potential homeowners located on the street. Mr. Fisher stated it would provide the opportunity to include an asphalt path along the south side from Carr Hill Road over to Terrace Lake Road or a paved path for the pedestrians. Mr. Fisher expressed concern regarding the traffic that comes around Carr Hill Road where the S curve starts. He stated that the S curve almost starts right where Mount Pleasant Court might run through. Mr. Fisher stated there had been no recommendation that the road be widened at any point to make a left hand turn. He stated there would be a safety concern at this site because of all the traffic that is

generated on Carr Hill Road.

Mr. Ruble stated that one of things that can be requested from the petitioner is an intersection site distance analysis and that would tell if this is safe as proposed.

Mr. Bergman stated it is important to make infill sites work; however, it is important to make sure they are done correctly and safely with the proper attention to the necessary details. He stated it would appear that the Mount Pleasant Court is the main issue in the development. Mr. Bergman stated that the petitioners could have done a subdivision with the three lots and no improvements would have been required to Mount Pleasant Court, but instead have tried to address the complete site.

Mr. Bergman stated that staff would recommend approval with the pedestrian route making the connection and whatever is necessary to accommodate the Fire Department. Mr. Bergman stated the connection should be asphalt or concrete side path, more than 4 feet in width that parallels

Mount Pleasant Court either located in the right of way or in an easement established for that purpose. This path would be located from Carr Hill Road to Terrace Lake Road. Mr. Bergman stated that approval would be contingent upon a satisfactory site distance analysis for the entrance on Carr Hill Road.

Much discussion was held regarding a sight distance analysis at this site and how the petitioner could accomplish this.

Mr. Gaynor stated he would like to see a site distance analysis.

Mr. Darnall asked for more input on the Mount Pleasant Court issue. Mr. Fisher expressed concern that this road is below current City street standards, and should be brought up some higher level of standard and a pedestrian connectivity trail constructed from Carr Hill to Terrace Lake Road.

Mr. Short stated it was his opinion that this request should be continued until the November 2008 meeting so they could make some changes and see if that would still be feasible for them to continue.

Motion: Mr. Ruble made a motion to continue this request to the November 2008 due to the following: (1) A confirmed horizontal and vertical sight distance study at the proposed intersection needs to be completed and (2) defined improvements, turn-around and pedestrian path on Mt. Pleasant Court needs to be provided. Mr. Haza seconded the motion and it carried with a vote of 9-0.

## **DISCUSSION ITEMS**

### **October Joint City-County Plan Commission Meeting**

Mr. Bergman stated there would be a Joint City-County Meeting October 23, 2008 at 6:30 p.m. in the Meeting Hall. He stated it would be regarding the new Zoning Ordinance and issues that may have been created by the adoption of the new Ordinance. He stated they would also be discussing any revisions that the Plan Commission members would like to consider based on the experiences over the last six months. Mr. Bergman stated they would be receiving materials

relative to the meeting within the next week.

**DIRECTOR'S REPORT**

**LIASION REPORT**

**ADJOURNMENT: 5:45 P.M.**

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**David L. Fisher, President**

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**Steven T. Ruble, Secretary**